



Villiers Road, Skewen,  
Neath, Neath Port Talbot, SA10 6AU.

Offers in the Region Of £245,000



\*\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*\*

If you are interested in this home, please contact us verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this exceptional traditional stone fronted three bedroomed semi detached family home in a sought after position within Skewen. This home has been carefully renovated to a high standard of finish and we strongly recommend internal viewing to appreciate. Vacant Possession with No Onward Chain. Close proximity to the local doctors, schools and a short distance to the heart of Skewen. Within easy reach of the local park off Wern Road and New Morrisons Daily on Old Road which was formerly the Miners Arms. This home has the benefit of three reception rooms, modern fitted kitchen, downstairs shower room, well appointed family bathroom to the first floor, good size rear garden with a double garage and secure off road parking. The accommodation consists to the ground floor of an entrance porch, hall, lounge, sitting room, dining room, kitchen, utility area and a shower room. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens with off road parking and a double garage. which is easily accessed due to the position to the rear of the home.

### Entrance

Via pvc door into the entrance porch.

### Entrance Porch

Tiled floor. Door into the hall.

### Hall

Radiator. Door into the lounge. Staircase to the first floor. Storage space under the stairs. Tiled floor.

### Lounge

13' 6" into the bay x 13' 9" (4.11m x 4.19m)  
Double glazed bay window to the front aspect, double radiator. Step up archway to the sitting room.

### Sitting Room

12' 0" x 10' 10" (3.65m x 3.30m)  
Double glazed window to the rear aspect, double radiator. Alcove storage to the eaves.

### Dining Room

14' 0" x 10' 8" (4.26m x 3.25m)  
Double glazed window to the side aspect. Radiator. Tiled floor. Feature fireplace with tiled hearth. Alcove storage area.

### Kitchen

10' 4" x 10' 2" (3.15m x 3.10m)  
Double glazed window and pvc door to the side aspect. A modern fitted kitchen with a range of 'stone' gloss wall, base and drawer units incorporating stainless steel single bowl sink unit with mixer tap over. Splash back tiling. Integrated dish washer. Built in stainless steel electric double oven with five ring gas hob and designer extractor fan over. Tiled floor.

### Utility Area

6' 0" x 4' 0" (1.83m x 1.22m)  
Frosted double glazed window to the rear aspect. Tiled floor. Wall mounted boiler. Door into the shower room.



### **Shower Room**

5' 10" x 5' 6" (1.78m x 1.68m)

Frosted double glazed window to the side aspect. A suite consists of low level toilet, wash hand basin with storage beneath, shower cubicle. Towel rail.

### **First Floor Landing**

Doors off to the first floor bedrooms and the family bathroom. Access to the loft.

### **Bedroom One**

11' 7" x 17' 0" (3.53m x 5.18m)

Two double glazed windows to the front aspect with views. Radiator. Focal fireplace.

### **Bedroom Two**

11' 2" x 10' 8" (3.40m x 3.25m)

Double glazed window to the rear aspect, radiator, laminated flooring.

### **Bedroom Three**

6' 10" x 10' 10" (2.08m x 3.30m)

Double glazed window to the rear aspect, radiator, laminated flooring.



### **Family Bathroom**

9' 0" x 7' 5" (2.74m x 2.26m)

Frosted double glazed window to the side aspect. A white three piece suite consisting of push button toilet, panelled bath, sink unit. Tiled splash backs. Plastic t and g panelled to the ceiling. Chrome towel rail.

### **Garden**

To the front there is a forecourt with a walled frontage. To the rear garden the garden is in two sections with a hardstanding, gravel driveway for off road parking and a gate leading to an enclosed laid to lawn. Door into the double garage.

### **Double Garage**

Two up and over doors with a power supply.

### **Tenure - Freehold**

### **Council Tax - C**



### **Energy Performance Certificate**

Current - 61 - D Potential 83 - B Total Floor Area 125 square metres, Certificate number - 8098 - 8451 - 7429 - 5907 - 8953 Valid until 4th November 2025 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### **Viewing by appointment with the selling agent.**

Please contact us to arrange a viewing of the home.

### **Disclaimer**

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents.



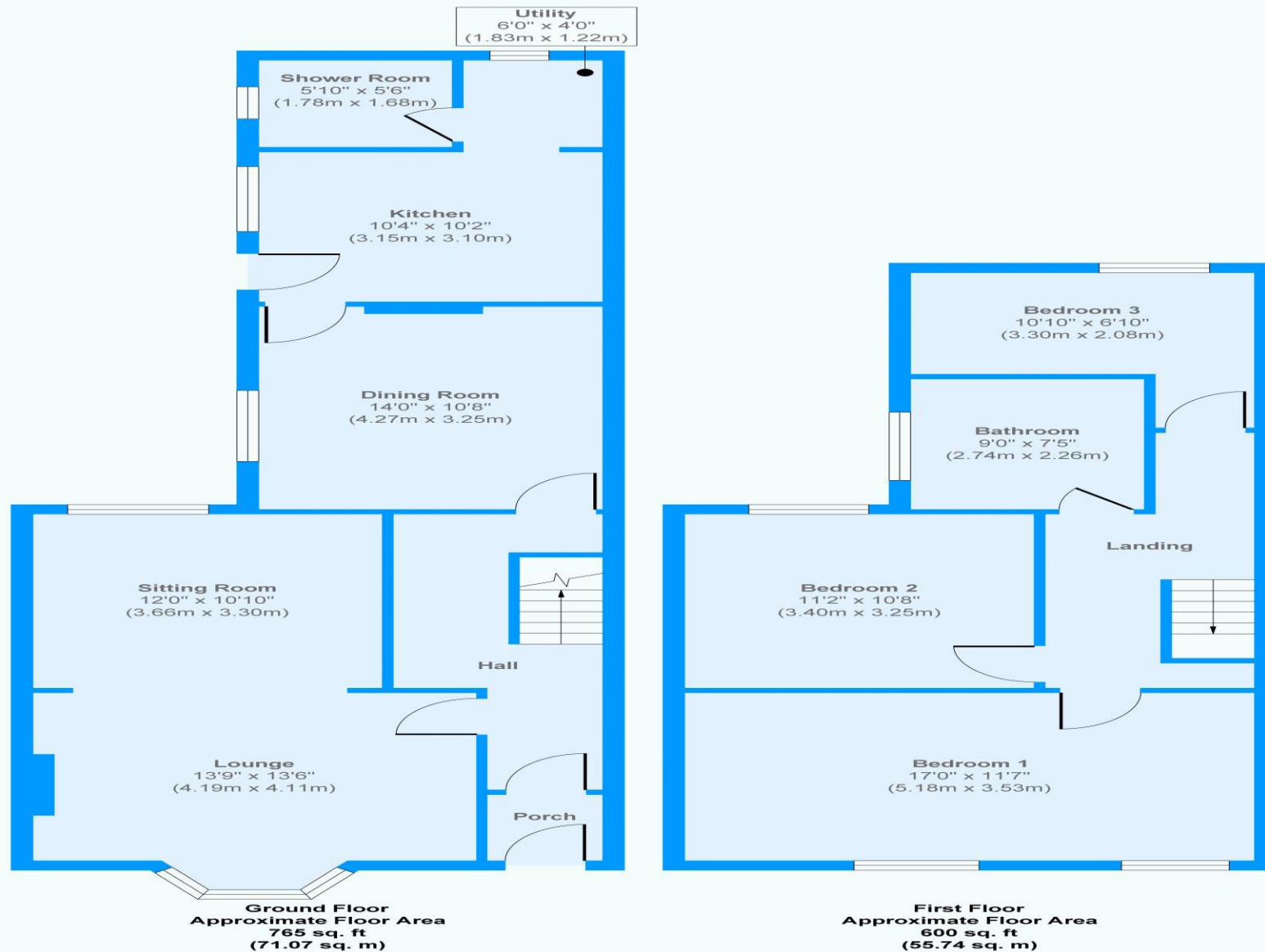


Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





# Villiers Road, Skewen, SA10 6AU



**Approx. Gross Internal Floor Area 1365 sq. ft / 126.81 sq. m**

Produced by Elements Property

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